

Available SF 2,250 SF

Industrial For Lease

Building Size 13,750 SF


Address: 11800 Sheldon St, Unit C1, Sun Valley, CA 91352

Cross Streets: San Fernando Rd/Sheldon St

Newly Renovated Warehouse Space
 Pride of Ownership Business Complex
 Single Phase Power / 3 Phase Possible
 Additional Adjacent ±780 SF Possible
 No CAM Fee

Lease Rate/Mo: \$3,713
Lease Rate/SF: \$1.65
Lease Type: Gross
Available SF: 2,250 SF
Minimum SF: 2,250 SF
Prop Lot Size: POL
Term: 3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: No
Clear Height: 15'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 200 V: 0: 1 W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 150 SF / 1
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2538-003-034

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-917-2505](mailto:david@go2delphi.com)
Listing #: 45213239

Listing Date: 07/08/2026

FTCF: CB250N000S000

Notes: Lease Rate includes \$250.00 water usage charge. Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.
